001.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	896,300 / 896,300
					USE VALUE:	896,300 / 896,300
					ASSESSED:	896,300 / 896,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	BOULEVARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH STIRLING
Owner 2:	WHITCOMB JAMES
Owner 3:	
Street 1:	19 BOULEVARD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GERVAIS LEONARD A ETAL -
Owner 2:	GERVAIS EDWARDINA B -
Street 1:	19 BOULEVARD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2076 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4242.000	458,500		437,800	896,300
Total Card	0.097	458,500		437,800	896,300
Total Parcel	0.097	458,500		437,800	896,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.74 /Parcel: 431.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 1170

GIS Ref

GIS Ref

Insp Date 09/15/17

!115!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 001.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	458,500	0	4,242.	437,800	896,300		Year end	12/23/2021
2021	104	FV	438,000	0	4,242.	437,800	875,800		Year End Roll	12/10/2020
2020	104	FV	438,200	0	4,242.	437,800	876,000	876,000	Year End Roll	12/18/2019
2019	104	FV	342,000	0	4,242.	465,200	807,200	807,200	Year End Roll	1/3/2019
2018	104	FV	342,000	0	4,242.	339,300	681,300	681,300	Year End Roll	12/20/2017
2017	104	FV	321,100	0	4,242.	295,500	616,600	616,600	Year End Roll	1/3/2017
2016	104	FV	321,100	0	4,242.	251,700	572,800	572,800	Year End	1/4/2016
2015	104	FV	286,800	0	4,242.	246,300	533,100	533,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:01:48

LAST REV

Date	Time
10/06/17	08:28:54
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 115

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERVAIS LEONARD	1270-109		6/30/2003		470,000	No	No		
	358-437		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	1170
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2008	1190	Addition	4,000	C		G10	GR FY10	FRAME OUT ADD
8/8/2008	903	Add Bath	5,000			G10	GR FY10	TO ATTIC
6/19/2008	678	Dormers	30,000					DRMR SHELL
7/21/2003	589	Renovate	15,000	C		G6	GR FY06	re-do bath/kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
2/4/2009	Meas/Inspect	294	PATRIOT
6/22/2005	Permit Visit	BR	B Rossignol
9/14/2003	MLS	HC	Helen Chinal
10/24/2000	Hearing N/C	163	PATRIOT
10/19/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	267	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4242		Sq. Ft.	Site		0	80.	1.29	1									437,808						437,800	

Total AC/HA:	0.09738	Total SF/SM:	4242	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 437,808	Spl Credit		Total:	437,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.15578032
Const Adj.:	0.97418028
Adj $ / SQ:	202.669
Other Features:	110500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622900
Depreciation:	164445
Depreciated Total:	458454

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

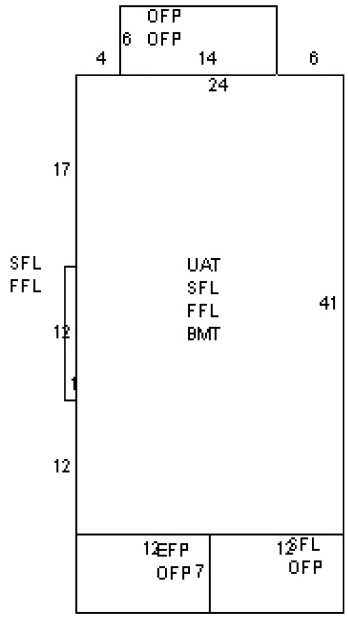
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	202.67
Special Features:	0	Val/Su Net:	123.05
Final Total:	458500	Val/Su SzAd	220.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,080	202.670	218,882
FFL	First Floor	996	202.670	201,858
BMT	Basement	984	60.800	59,828
OFP	Open Porch	336	20.860	7,008
UAT	Upper Attic	246	81.070	19,943
EFP	Enclos Porch	84	58.100	4,880

Net Sketched Area: 3,726 | Total: 512,399

Size Ad 2076 | Gross Area 4464 | FinArea 2076

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: